

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 22, 2022**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 7610 Ann Arbor Street Dexter, MI.

B. ROLL CALL:

Sanam Arab – Present
Paul Cousins – Absent
Donna Fisher – Absent
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DiGregorio – Present

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Josh Tanghe, Assistant to the City Manager; Pamela Weber, Recording Secretary; residents; and media.

Attending remotely: Grace Whitney, Associate Planner; Marie Sherry, Finance Director/Treasurer/Assessor

C. APPROVAL OF THE MINUTES

1. City Council Work Session – August 8, 2022
2. City Council Meeting – August 8, 2022

Motion Griffin; support Arab to approve the minutes of the August 8, 2022 City Council Work Session and Regular City Council Meeting with the following amendment to the Regular City Council Meeting minutes:

- New Business Item M-3, Add friendly amendment not accepted due to no second.

Ayes: Griffin, Michels, Hubbard, Arab, Keough
Nays: None
Absent: Fisher, Cousins
Motion carries

D. PRE-ARRANGED PARTICIPATION

1. Jennifer Olmstead, Ann Arbor SPARK

Ms. Olmstead let staff know that she was not going to be present for the meeting, but is planning to be present for a meeting in September.

E. APPROVAL OF AGENDA

Motion Arab; support Griffin to approve the agenda as presented.

Ayes: Arab, Michels, Griffin, Hubbard, Keough

Nays: None

Absent: Fisher, Cousins

Motion carries

F. DECLARATION OF CONFLICTS OF INTEREST

Council Member Michels – Consent agenda has an item to pay bills to his employer, Carlisle Wortman Associates, so he will abstain from voting on the consent agenda.

G. PUBLIC HEARINGS:

None

H. NON-ARRANGED PARTICIPATION

Jim Carson, 402 Cambridge Drive, indicated that he was here for to answer questions regarding agenda item M-1. Thanks to the City of Dexter on behalf of the Senior Center. The Village/City has always provided support to the Senior Center especially during covid. We truly appreciate that.

I. COMMUNICATIONS:

1. Upcoming Meeting List – The upcoming CAPT/DART meeting on 9/7/22 will be held at the Chelsea facility due to construction at Dexter's City Hall.

J. REPORTS:

1. Public Services Superintendent – Tim Stewart
Mr. Stewart provided his written two-work report as per packet. Mr. Stewart provided the following update:
 - The grass on Second St. was mowed before Dexter Daze. Last week the contractor hydroseeded again, but it may not take due to the time of year. They did put an herbicide down, and it will be mowed again. There was a related resident complaint.

- A Council Member thanked Mr. Stewart for answering her question about the hydrant used for the boy's water polo team car wash fundraiser.
 - There will be curb and gutter work on Wednesday for Third and Broad. Some material is on back order.
 - A Council Member apologized for bringing Mr. Stewart into the discussion about high priced equipment costs during the last meeting.
2. Community Development Manager – Michelle Aniol
- Ms. Aniol submitted her written report as per packet. Ms. Aniol provided the following update:
- A Council Member thanked Ms. Aniol for scheduling the one-on-one meetings about the zoning ordinance. Three appointments have been scheduled thus far.
 - The 3045 Broad Street committee met and provided feedback on the proposed Pre-Development Agreement. Staff revised the document. In consideration for the Exclusive Option to Pursue the Project, Common Sail has agreed to increase the Option Price from \$1,000 to the customary \$25,000.
 - An application for a boundary adjustment has been submitted for 7001 and 7061 Dexter-Ann Arbor Road. 7001 Dexter-Ann Arbor is the location of Noble Appliance and 7061 Dexter-Ann Arbor is the Dexter Crossing Shopping Plaza. The requested adjustment does not propose or result in any changes to the approved Dexter Crossing PUD plan.
 - There was an internal staff meeting today regarding EGLE's request to do soil and gas testing in the right-of-way near Main St. and Jeffords.
 - A Council Member has received complaints from residents about Riverside Café parking a vehicle across the sidewalk behind the building. Ms. Aniol reached out to the employees and the owner to tell them they cannot park there as it is not a parking space. Ms. Aniol can issue a violation notice, but a Sheriff's department ticket will make a greater impact. The Sheriff's Office is aware and will address any future offenses.
3. Board, Commission, & Other Reports
- Washtenaw County Sheriff report – No comments from Council.
4. Subcommittee Reports - None
5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet. Mr. Breyer provided the following update:

- There was a good turnout in the Paint Dexter Festival tent on Friday and Saturday.
- The budget document was posted on Friday. Contact Mr. Breyer if you would like a hard copy.

- An internal meeting was held with ASTI, OHM, Mayor Keough, Ms. Aniol, Mr. Stewart, Attorney Scott Munzel and Mr. Breyer regarding the soil and gas testing request from EGLE. Questions remain about how to approach the situation and how to mitigate potential hazards. We are trying to define the timeline for testing and determine what data already exists. There is a restrictive easement that was granted to EGLE and the DNR in Mill Creek Park in the past. The meeting involved information sharing. Council will be asked to approve a small proposal from ASTI, if the proposal is greater than \$5,000.
- Absentee voter applications for the November General Election will be going out to individuals on the Permanent Absentee Voter List during the week of August 22nd. Voters who submitted an absentee voter ballot application for the Primary but also checked the box to receive an AV ballot for November, will not receive a mailed application and will receive a ballot instead (when they are ready).

Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet. Mr. Keough provided the following update:

- Received a call from David Lutton. Scio Township does not have three people willing to meet about the potential residential development on Baker Rd. Mayor Keough is still willing to meet, however it does not appear that Scio Township is that interested. Mayor Keough will meet with them when they are interested/available.
- Council Member Michels reported that, in his discussion with various School Board members, they would like the housing built on Baker Road. The district has lost 200 students between 2019 and 2022.

6. Council Member Reports - None

K. CONSENT AGENDA:

1. Consideration of: Bills & Payroll in the amount of: \$1,055,805.86.

Motion Hubbard; support Arab to approve item 1 of the Consent Agenda.

Ayes: Arab, Griffin, Hubbard, Keough

Nays: None

Absent: Fisher, Cousins

Abstain: Michels

Motion carries

L. UNFINISHED BUSINESS-Consideration and Discussion of: None

M. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Request from the Dexter Senior Center for Funding in an Amount not to Exceed \$16,500 Relating to Rendering Services to City of Dexter Seniors.

Motion Michels; support Griffin to approve a request from the Dexter Senior Center for funding for FY 2022-23 in an amount not to exceed \$16,500 for rendering services to City of Dexter seniors.

Ayes: Griffin, Arab, Michels, Hubbard, Keough

Nays: None

Absent: Fisher, Cousins

Motion carries

2. Consideration of: Proposal from OHM Advisors for a Parks Accessibility Audit for an Amount not to Exceed \$7,500.

Motion Griffin; support Arab to approve a proposal from OHM Advisors for a parks accessibility audit for an amount not to exceed \$7,500.

Ayes: Hubbard, Griffin, Michels, Arab, Keough

Nays: None

Absent: Fisher, Cousins

Motion carries

3. Consideration of: Proposal from PSLZ PLLC for Audit Services.

Motion Griffin; support Arab to approve new three-year PSLZ PLLC audit services agreement with a two-year optional extension period.

Ayes: Hubbard, Arab, Griffin, Michels, Keough

Nays: None

Absent: Fisher, Cousins

Motion carries

4. Consideration of: Proposal from F&V for Engineering Services Related to Relocation of Variable Frequency Drives (VFDs) at the Wastewater Treatment Plant for an Amount not to Exceed \$6,400.

Motion Griffin; support Hubbard to approve a proposal from F&V for engineering services related to relocation of variable frequency drives (VFDs) at the wastewater treatment plant for an amount not to exceed \$6,400.

Ayes: Hubbard, Arab, Michels, Griffin, Keough
Nays: None
Absent: Fisher, Cousins
Motion carries

5. Consideration of: Proposal from Partners in Architecture for Design Services.

Motion Arab; support Griffin to approve a proposal for design services not to exceed \$42,500 from Partners in Architecture for public safety facilities, based on the resolution and dollar figure (\$9,400,000) approved by City Council.

Friendly amendment to change the above Design Services dollar amount to \$20,000 with 3D designs delivered to Council Members by September 21st.

Ayes: Arab, Hubbard, Griffin, Keough
Nays: Michels
Absent: Fisher, Cousins
Motion carries

6. Consideration of: Acceptance of Budget Document

Motion Michels; support Griffin to approve the Fiscal Year 2022-2023 Budget Document as a policy document, a financial plan, an operations guide, and a communication tool as listed on pg. 93 of the packet.

Ayes: Michels, Arab, Griffin, Hubbard, Keough
Nays: None
Absent: Fisher, Cousins
Motion carries

COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

Michels: To the student who was running late, do not worry, you got here. We talked about having mentors for our student representatives. Have we done anything with that?

Cousins: Absent

Fisher: Absent

Arab: Congratulations on Paint Dexter, it was a lovely event. Nice to see the comeback for the 10th anniversary. Very happy with the discussions we had about the fire station and the ADA tonight.

Hubbard: Congratulations on a successful Paint Dexter this year.

Griffin: The stop signs have been relocated, thank you for that.

Student Representatives:

DeGregorio: No comments

Keating: I think the ADA compliance is great. Having that compliance is incredibly important for people to have quality of life.

N. NON-ARRANGED PARTICIPATION

Joe Semifero, 3214 Boulder Court, wanted to say thank you for addressing and proceeding with the plans on the fire station. Make it a shorter timeframe, 5 weeks would be great because projects can take more time than expected. Indicated that he would not worry so much about money for the sheriff station. The million dollars that Council is setting aside is not covered by the bond, so you have that to work with. He wanted to encourage Council to not to get too many cooks in the kitchen and get too bogged down in the details. Council has been going through excruciating detail on this for a long time. You are the policy makers and the policy setters. Let the people who do this every single day do the work, do their job. Marie has been working on budgets, having award winning budgets for years. The tax/property records do not get much attention. And, there is an incredible amount of detail in them. She has been correcting the information for years, doing an excellent job and has put a lot of work into it. We see it on the Board of Review. All that she has done will help us in the long run.

O. ADJOURNMENT

Motion Arab; support Griffin to adjourn the meeting at 8:41 PM.

Unanimous voice vote approval with Fisher and Cousins absent.

Respectfully submitted,

Justin Breyer
City Manager and City Clerk

Approved for Filing: _____